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NEW PATH WITH AVENUE ONE

## Santer works urban niche

BY BRIAN R. BALL | BUSINESS FIRST

Urban housing developer Chip Santer has returned to an area of central Columbus that's around the corner from his well-regarded Delaware Place.

Santer Communities Ltd. has begun construction on 24 condominium flats at West First Avenue and Thurber Drive adjacent to the Harrison West neighborhood. The project, named Avenue One, is two blocks from a Santer-built condo project that the city's Victorian Village Commission lauded as the community's top construction project in 2003.

Though the style of condominiums is changed at Avenue One, Santer is banking again on neighborhood appeal to attract buyers

"I'm a big fan of the neighborhood because of its walkability and its proximity to everything," Santer said. "That's really the key."

When completed in early 2007, individual condos will cost between \$179,900 and \$289,900, which falls within the range that has attracted the bulk of buyers for downtown residences.

Santer said the ground level will have two units as well as one parking slot for each of the residences. The top two levels will include 11 condos each capped by a common roof deck.

Santer considered townhouse-style residences on the site, but Avenue



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**After success with condos in Victorian Village, developer Chip Santer is building more nearby in the Harrison West area.**

One needed more mass because it is next to a former school building that was turned into offices, he said.

"I wanted to maximize the use of the site," he said. "(Two-story condos) didn't seem like an appropriate fit."

### GAINING GROUND

Santer Communities has plenty of development company in the area.

Columbus-based Plaza Properties Inc. plans to build 86 condos at Starr and Third avenues. Valerian in Victorian Village will include three-story duplexes, townhouses and flats.

Wagenbrenner Co. of Grandview Heights is building a more ambitious project in its Harrison Park condos west of Avenue One. Wagenbrenner

# Condo: *Mixing styles scores hits*

plans to develop 280 residences, including detached townhouses, flats and lofts priced from \$160,000 to \$540,000.

Company President Mark Wagenbrenner credited Delaware Place, which has six detached condos and 18 townhouses, for paving the way for Harrison Park.

All but three of the first 21 detached townhouses at Harrison Park are in contract, Wagenbrenner said. The developer has started construction on 10 more townhouses, as well as a building that will hold 42 flats.

Wagenbrenner said condo development in and near downtown has done well because of the mix of housing made available.

“We’re looking at what all the developers are doing downtown and trading information on what works and doesn’t work,” he said.

Santer started rehabilitating properties in Italian Village for resale in 1979.

After completing Delaware Place, he began work on the 30-condo Boulevard Green on Northwest Boulevard between Chambers and North Star roads.



COURTESY DESIGNGROUP INC.

**Avenue One will continue the redevelopment of the Harrison West neighborhood near downtown.**



That development has 21 units sold or in contract and construction is under way on the last eight units.

The developer also plans to develop eight condos and a commercial unit at 1200 Grandview Ave. in Grandview Heights.

Santer said marketing Avenue One will begin after the condos take shape.

“My experience with Boulevard Green,” he said, “is people need to see it before buying in.”

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